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±200 ACRES OF LAND FOR SALE

Lawson Road, Little Rock, AR



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Property Understanding

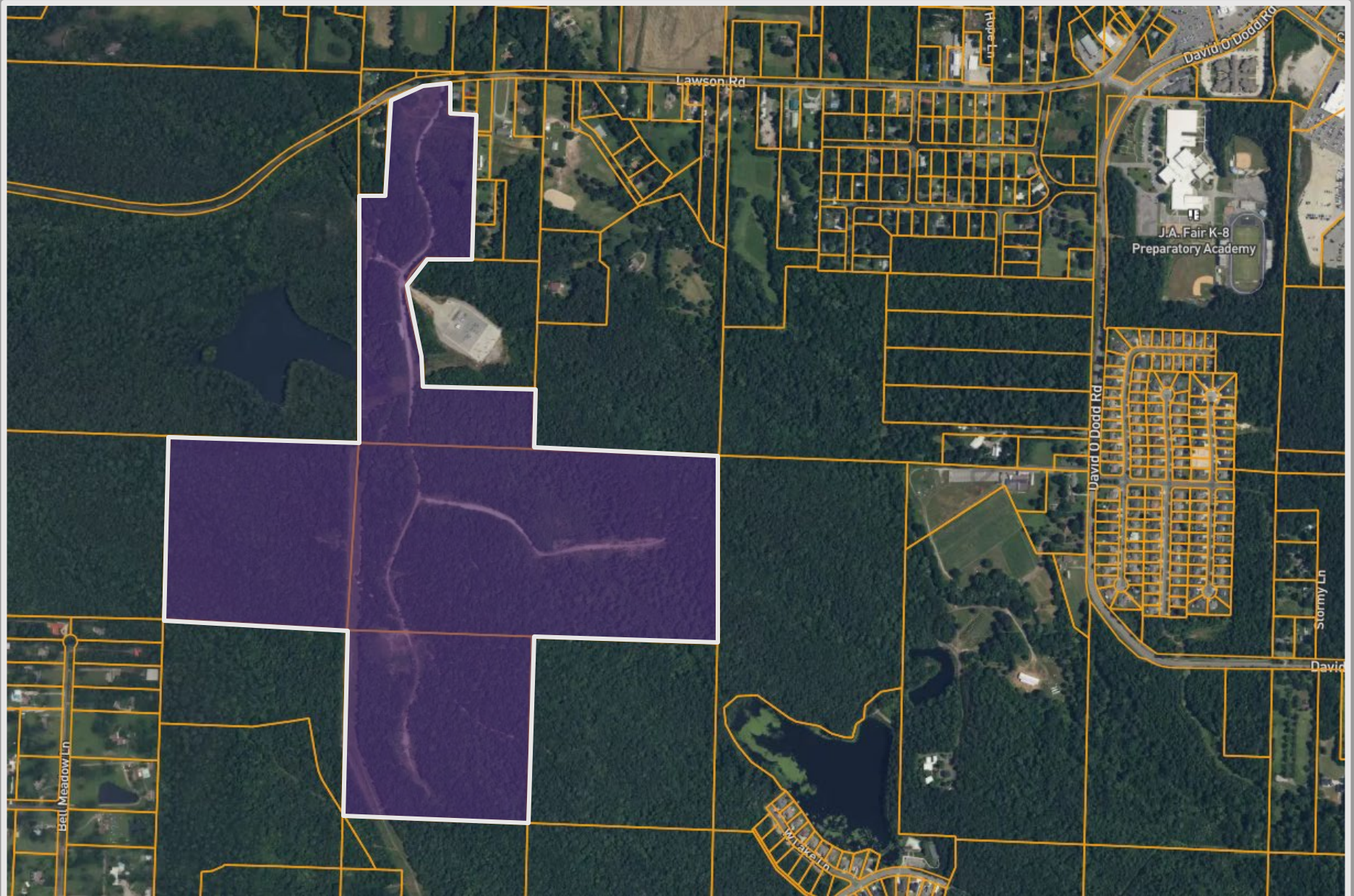
OVERVIEW

Offering	For Sale
Price	\$4,900,000
Address	Lawson Road
City/State	Little Rock, AR 72210
Property Type	Unimproved Land
Lot Size	±200 Acres
Zoning	R-2 Single Family
Traffic Counts	○ I-430 – 83,000 VPD ○ Colonel Glenn Road – 26,000 VPD ○ Lawson Road – 4,100 VPD

PROPERTY HIGHLIGHTS

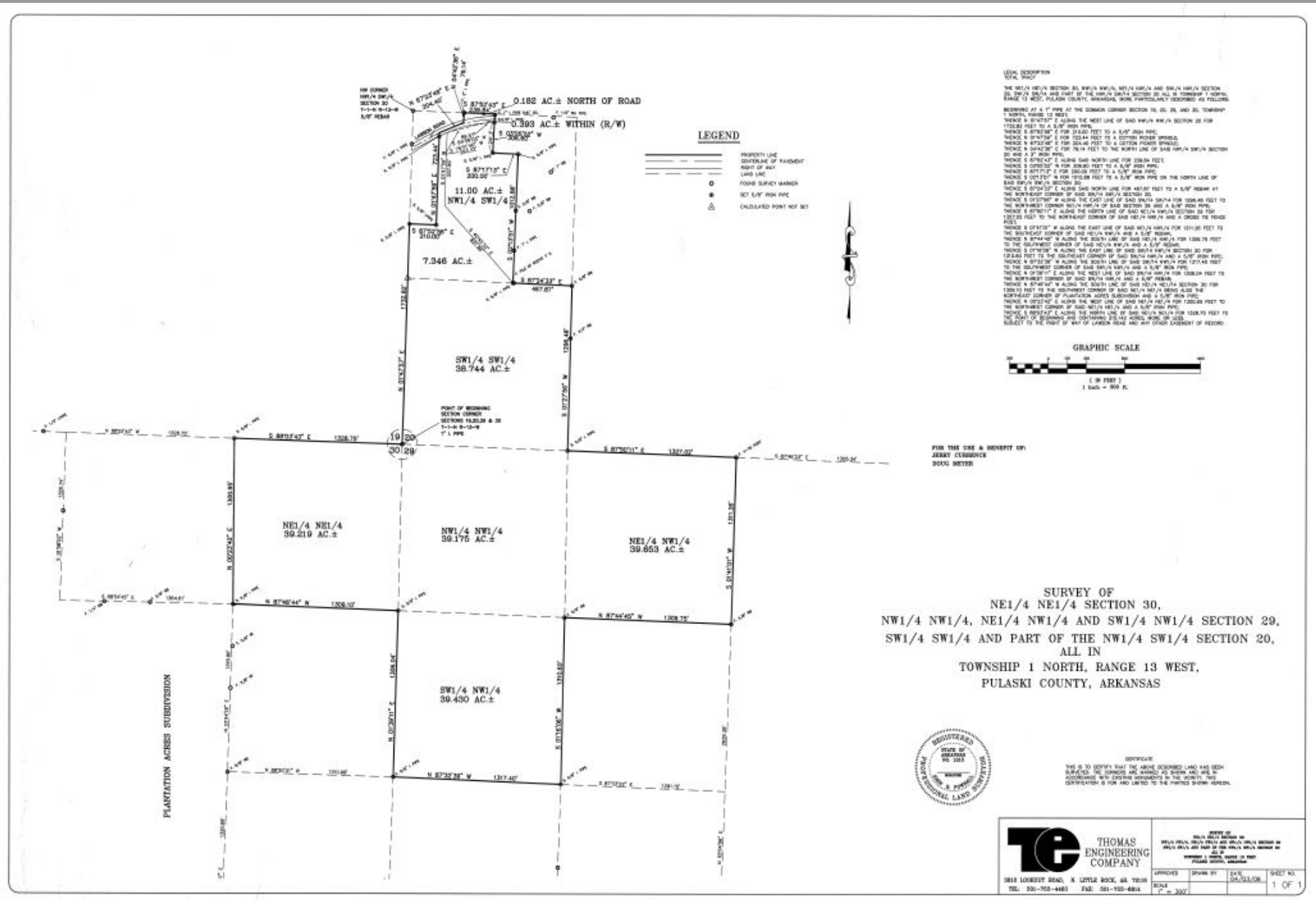
- Easy access to Colonel Glenn Rd (1.3 miles) and I-430 (2.4 miles)
- May be subdivided
- Primary roads and storm drainage infrastructure in place
- Redundant power (substation adjacent to site)
- Located in the rapidly developing corridor of Colonel Glenn Road, near major retailers such as Topgolf (1.7 miles) and the Outlets of Little Rock (5.6 miles)











Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

The Colonel Glenn area in Little Rock has experienced remarkable growth and transformation in recent years, driven by a wave of new developments. Among the most prominent additions is the Topgolf entertainment venue, a state-of-the-art facility that combines high-tech golf gaming, casual dining, and socializing. This flagship attraction has not only drawn locals and tourists alike but has also positioned the area as a hub for leisure activities.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	26,620	94,094	299,193
Households	11,896	40,434	126,431
Average Age	39.3	38.8	39.5
Average Household Income	95,340	88,600	97,085
Businesses	1,003	3,712	11,840

**Demographic details based on property location*

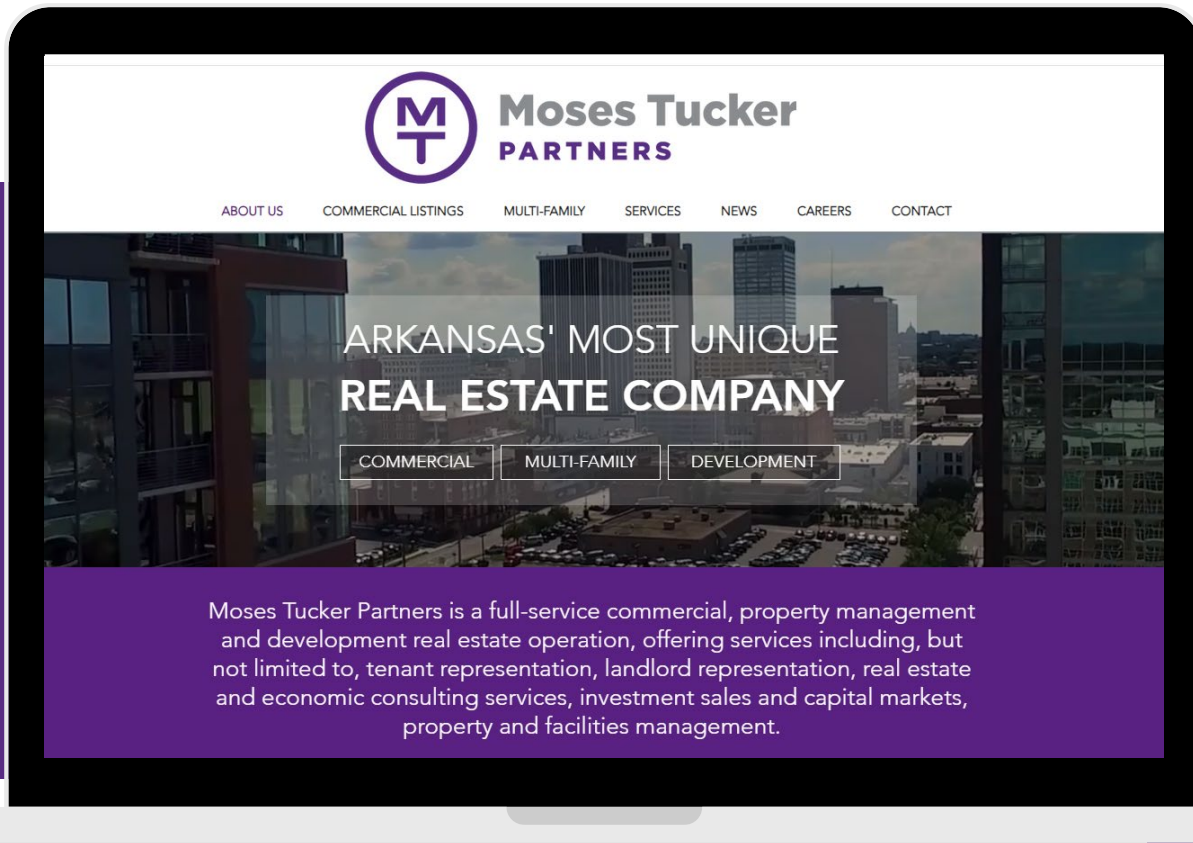
CONNECT

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